SIX NEW TWO STORY TOW
809 E. PINE STREET, COMPTON

SHEET INDEX

SHT. #	SHEET DESCRIPTION
A0	PLOT PLAN AND PROJECT DATA
A1	SITE PLAN
A2	TYPICAL 1ST AND 2ND FLOOR PLANS
A3	TYPICAL ROOF FLOOR PLAN(UNIT1-6)
A4	TYPICAL BUILDING ELEVATIONS(UNIT1-6)
A5	TYPICAL SECTION A-A & B-B(UNIT1-6)
A6	DETAIL
A7	DETAIL
A8	DETAIL
A9	DETAIL
A10	DETAIL
A11	CONDITIONAL APPROVAL
A12	NOTES
L1-1	LANDSCAPING & IRRIGATION
L1-2	LANDSCAPING & IRRIGATION
LP-1	LANDSCAPING & IRRIGATION
LP-2	LANDSCAPING & IRRIGATION
	MAJOR LAND DIVISION TENTATIVE TRACT NO
	PRELIMINARY GRADING

PROJECT DATA

SCOPE OF WORK

(6) NEW 2-STORY DETACHED SINGLE FAMILY DWELLINGS WITH ATTACHED 2-CAR GARAGE. (SAME LAYOUT FOR ALL 7)

LEGAL DESCRIPTION

BELLE-VERNON ACRES TRACT, LOT 12, BLOCK 12
A.P.N. # 6176-003-031

AREA CALCULATIONS

LOT AREA: 21,786 SF

NEW FLOOR AREA: (PER UNIT)

FIRST FLOOR	619 S.F.
SECOND FLOOR	1,007 S.F.
TOTAL NEW	1,626 S.F.
NEW 2-CAR GARAGE	404 S.F.

TOTAL FLOOR AREA: (ALL 6 UNITS)

FIRST FLOOR	3,714 S.F.
SECOND FLOOR	6,042 S.F.
TOTAL NEW	9,756 S.F.
NEW 2-CAR GARAGES	2,424 S.F.

GOVERNING CODES

THE GOVERNING CODES POR THIS PROJECT ARE:
2016 CALIFORNIA BUILDING CODE (CBC)
2016 CALIFORNIA RESIDENTIAL CODE (CRC)
2016 CALIFORNIA ELECTRICAL CODE (CEC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA GREEN STANDARDS CODE (CGBSC)
2016 CALIFORNIA FIRE CODE (CFC)
2016 CALIFORNIA REFERENCE STANDARD CODE
2016 BUILDING ENERGY STANDARDS(TITLE24)

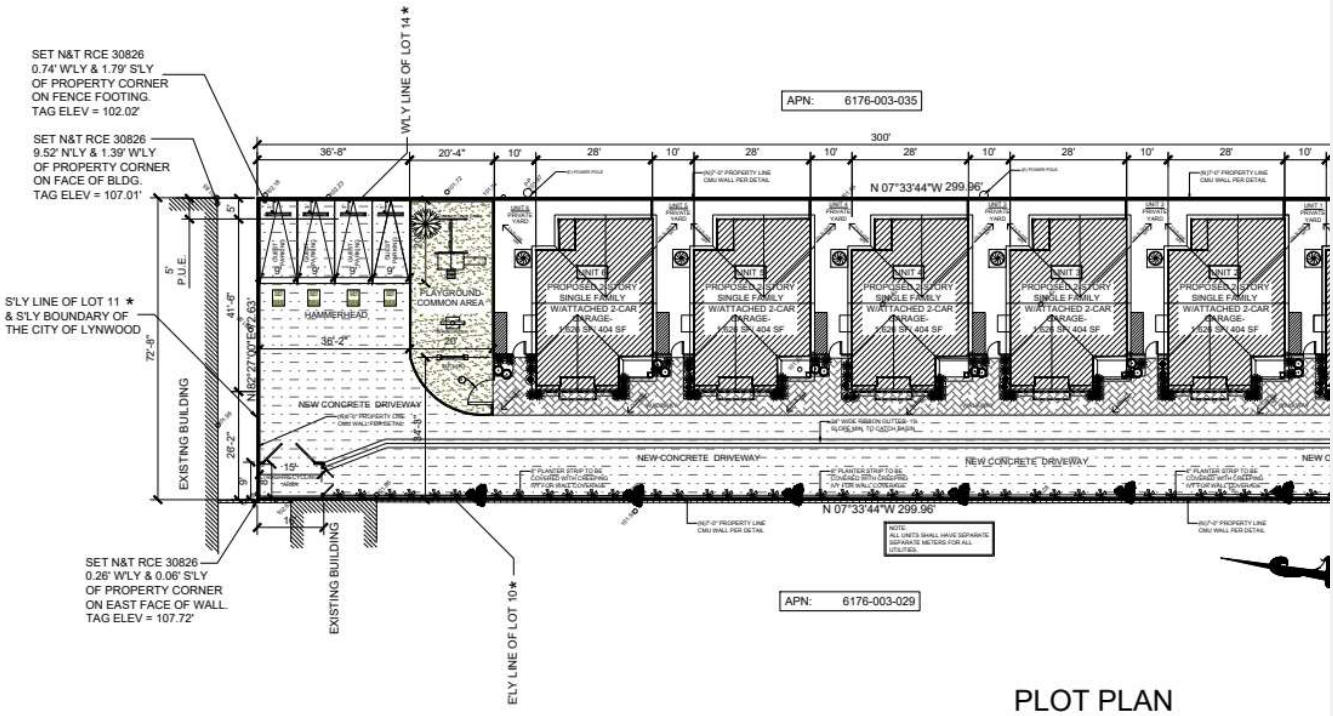
BUILDING DATA

ZONE:	COR-H
OCCUPANCY GROUP:	R3/U
CONSTRUCTION TYPE:	TYPE VB- 2-STORIES
BUILDING SIZE	28'-0" x 41'-6"
EXTERIOR FINISH:	STUCCO
ROOFING:	TILE- CLASS "A"
FRAME:	WOOD FRAME
BUILDING HEIGHT:	23'-1"
SPRINKLER:	YES

SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION

All fire protection requirements will have to be met base on the 2013 California Fire Code & NFPA standards

VICINITY MA



PLOT PLAN
SCALE: 1/16"= 1'-0"